

FLOOD PLAIN PERMIT COMMITTEE MEETING
201 West Gray, Building A, Conference Room D
Monday, October 7, 2013
3:30 p.m.

Minutes

PRESENT: Shawn O'Leary, Director of Public Works
Susan Connors, Director of Planning/Community Development
Scott Sturtz, City Engineer
Ken Danner, Subdivision Development Manager
Jane Hudson, Principle Planner
Sherri Stansel, Citizen Member
Neil Suneson, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer
Julie Shelton, Staff
Leah Messner, Legal
Linda Price, Planning and Community Development
David Woods, Planning and Community Development
Dan Tanner, Tanner Consulting
Justin Morgan, Tanner Consulting
Neil Robinson, Cardinal Engineering
Richard Kitchens, Enable Midstream
Tim Eaton, Hillsdale College
Mark Braisher, Hillsdale College
Jack Dake, Baron Exploration
J.W. Dansby, Civil Engineer

The meeting was called to order by O'Leary who asked for a motion for approval of the minutes from the meeting of August 19, 2013. Motion to approve minutes by Sturtz. Seconded by Danner. Approved 7-0. McLellan asked to clarify some information given at the meeting of August 19, 2013 to include that a new drawing by SMC Engineering had been submitted for the Apex property to show no in channel detention at the south end of the property.

Item No. 1, Flood Plain Permit Application No. 527:

O'Leary introduced the application as a request from Icon LLC to construct drainage flumes in the Little River flood plain on the east side of 36th Avenue NW on the south side of Little River. McLellan introduced Dan Tanner and Justin Morgan from Danner Consulting. McLellan noted the location of the apartment complex and stated that the property was platted as Commerce Parkway Addition, Section 3, was approved by Planning Commission on November 8, 2012 and approved by City Council on December 11, 2013. It was added that this is a typical multi-family apartment complex. Information was given that the northern boundary of the addition is in the south 1% chance floodplain boundary of Little River.

The committee reviewed site drawings of the property. McLellan presented that detention is required and will be accomplished through a large detention pond on the east side. In addition, the drainage from the south side of the project will be over detained in the pond, with the north part of the site bypassing the detention pond and discharging directly into the Little River. It was indicated that most of the construction will take place outside the limits of the Little River floodplain with the exception of two storm sewers precast end sections and some fill with a toe of the slope at Building 900. Photos were shown of the property to include the buildings and areas where materials had been excavated and fill was replaced. It was affirmed that FIRM maps place the property is zone A and that no base flood elevations had been determined. Applicable ordinance sections were noted to include fill restrictions and compensatory storage.

O'Leary invited questions from the committee and Suneson asked for clarification on some contour lines noted on the map. In addition, Suneson expressed his concerns regarding the drainage that will flow directly into the Little River to include oils and grease that may build up on the parking lot. O'Leary assured that this type of drainage is allowed and is not a concern in relation to current City ordinance. O'Leary also added that it is exempt from the Water Quality Protection Zone (WQPZ) and that our current standards allow for this type of drainage. Sturtz added that any water flowing off of the parking lot will be going through a grass swale to aid in filtering and take out some of the first flush pollutants. Sturtz also mentioned that the current state of the plans would meet the WQPZ standards if it was relevant to this property.

Tanner introduced himself and added a few comments regarding the drainage concerns. Eaton introduced himself and asked for clarification on how much water would be draining onto his property after construction is complete. Tanner indicated that no more water would flow onto his property than the preexisting condition. O'Leary remarked that the rate of runoff, controlled through a storm water detention system, will not be any greater than the rate of runoff in the pre-development condition. Brief discussion ensued. Motion for approval from Danner. Seconded by Sturtz. Approved 7-0.

Item No. 2, Flood Plain Permit Application No. 528:

O'Leary introduced the application as a request from Park Green Living, LLC to construct a detention basin in a tributary of Bishop Creek located on the east side of South Classen Boulevard at Boyd View Park. McLellan introduced the applicant, Neil Robinson with Cardinal Engineering. McLellan presented that the Millennium Addition is a proposed 197 unit campus housing project located on the east side of South Classen Blvd. and noted that the preliminary plat is scheduled to go to Planning Commission on October 10, 2013. It was added that detention for the proposed development will be provided at the south west end of the site in an area formerly known as Boyd View Park and explained the park and drainage channel is now under private ownership.

A map of the property was shown to the committee to include an existing 5x6 reinforced concrete box (rcb) which conveys water under Classen Boulevard into Bishop Creek. McLellan noted an existing 54 inch diameter corrugated metal pipe which empties into the former park and conveys water from the properties to the north and then flows through the open channel into Bishop Creek.

It was affirmed that the applicant plans on tying into the existing pipe with a 54 diameter reinforced concrete pipe which will extend to the rcb under Classen Boulevard. It was noted that this will bypass the proposed detention pond which will be sized only to detain increased runoff due to the new development. Also presented was information to extend the concrete box by 7 ½ feet to allow for the widening of south Classen Boulevard. The committee reviewed the maps of the property. O'Leary asked for clarification on the boundaries of the former Boyd View Park and it was confirmed by the applicant.

Applicable ordinance sections were reviewed to include that no fill will be brought into the floodplain other than what is needed to construct the detention pond. Additional information was given to include that more material will be excavated out before the structures are built; therefore, no additional compensatory storage will be required. McLellan added that a statement from the engineer had been provided stating no rise in the base flood elevation due to the project. O'Leary asked for additional comments. Robinson added a few comments regarding the construction of the new box culvert, the detention area and what amenities would be added in and around the new green space. Suneson asked for clarification on how the new channel would connect and also about the use of the detention pond. Robinson specified that the detention area will just hold additional drainage from the rains, but, will not serve as a pond. No additional questions from the committee. Motion to approve from Suneson. Seconded from Stansel. Approved 7-0.

Item No. 3, Flood Plain Permit Application No. 529:

O'Leary introduced the application as a request from Barron Exploration Company to construct an oil well drilling pad on City of Norman property in the Canadian River floodplain. McLellan introduced the engineer, J.W. Dansby, and the applicant as Jack Dake. McLellan indicated that the site is directly north of the Haskell Lemon Asphalt Plant in the Canadian River flood plain. The proposed well site was shown and it was noted that the pad will be approximately 300 foot wide tapering down to 250 feet. It was specified that the site may have up to four wells along with a tank battery on the north end of the site. In addition, the flow line connecting the tank battery to an existing dcp gas sales line on the east side of Jenkins Avenue will be constructed. McLellan explained further that the existing on site materials will need to be excavated out and replaced with rock, clay and shell.

The committee reviewed pictures of the construction site and it was noted that the previously approved sand pit will be used for compensatory storage. Applicable ordinance sections were reviewed to include fill restrictions because storage capacity is reduced, and also that compensatory storage will be at the sand pit. Special requirements were noted due to this being a drilling of an oil and gas well to include elevating 2 feet or above the base flood elevation (BFE) and anchored to resist floatation and also be watertight. A statement has been received from the engineer indicating that there will be no rise in the BFE.

O'Leary asked for additional comments or questions. Suneson asked questions about the drill pad and any regulations about a berm needed around the tank battery. The applicant assured that any fluids would be contained and hauled off site and it was confirmed that there would be no pits. Additional question from Suneson about construction of the flow line, whether it will be bored or trenched, and the exact location of its construction. Discussion ensued about the

approval process for construction of the flow line and future use of the area. Danner asked how many loads of material would be brought in and the route for distribution and Woods clarified that the distribution had been covered in the oil and gas ordinance. Motion to approve by Danner. Seconded by Connors. Approved 7-0.

Item No. 4, Flood Plain Permit Application No. 530: O’Leary introduced the application as a request from Enercon for a natural gas pipeline bore under Little River Prairie Creek located just southwest of the intersection of Alameda Street and 168th Avenue SE. McLellan introduced the applicant, Richard Kitchens. McLellan showed the committee pictures of the site and the area of gas line that had become exposed due to the heavy rains in the spring and summer and confirmed that an emergency repair of the pipeline was almost complete to avoid a possible major catastrophic failure of the line. The applicant verified that a new 1,000 foot bore was completed under Little River that most of the repair work had been completed. In addition, the tie-ins would be started the next day. The committee is shown where the pipe is exposed.

Applicable ordinance sections were reviewed to include fill restrictions and McLellan stated that no fill would be brought into the river as part of this project. Special requirements for drilling oil and gas wells were discussed to include a higher grade of pipe, the pipe being placed at least 10 feet below the creek channel and that a much thicker section of pipe was used. An emergency authority section was authorized due to the possible failure of the pipe and to prevent this from happening, it was affirmed that this had been authorized by Shawn O’Leary, the Floodplain Administrator, to avoid a possible catastrophic event. O’Leary clarified that Enercon had been working well with the City of Norman in compliance through the process. Kitchens also noted that the line affected was a no. 1 line that distributed lean gas to northeast Oklahoma and showed the committee how important it was to repair this line. Motion to approve by Suneson. Second by Danner. Approved 7-0.

Miscellaneous Discussion:

Miscellaneous discussion among committee.

Meeting adjourned at 4:30 p.m.